



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 12/18/07

Project No.: _____ - PA - _____

Coordinator: Kira Wauwie

Case No.: _____ - ____ - _____

Project Name: Planned Unit Development Text Amendment

Project Location: City-wide

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: _____ Proposed Zoning: _____

Number of Buildings: _____ Parcel Size: _____

Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: _____

Parking Required: _____ Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Request to add a new zoning district, Planned Unit Development, to the City's Zoning Ordinance. The purpose of this Planned Unit Development district is to allow flexibility, encourage mixed use development, and provide an additional tool for the development of infill/refill of properties.

Planning and Development Services Department

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INTRODUCTION

Quality development takes shape through many influences including land use policies and zoning. A planned unit development (PUD) zoning can be used to achieve high quality development and Scottsdale has many neighborhoods which are a result of planned unit types of development.

The City's PUD zoning districts were crafted for the purposes of master planned communities, for unified commercial or residential development, for redevelopment areas, and for the Downtown area. However, the existing options do not provide flexibility for reinvestment of existing commercial centers, residential areas, and small parcel new construction infill projects.

Traditional PUD includes themed elements such as street, open space, and landscaping standards. Many planned zoning ordinances employ flexible standards that benefit the development with shared public active and passive open space, public art, parking considerations, streetscape requirements, and density bonuses. Implementation of General Plan policies, community goals, and context based design are a primary goal for planned unit zoning.

New zoning concepts for PUD could also include Form Based Codes and Pedestrian Oriented Development Codes. These codes assure public benefits through enhancement of the public realm and smart use of resources and space. The new concepts:

- Create an appealing and attractive public realm,
- Enhance pedestrian activity,
- Strengthen community interaction,
- Provide sustainable development,
- Implement context sensitive design, and
- Establish predictable requirements.

The PUD has several different titles used by cities across the United States. The primary history of the PUD dates back to the

PUD WORKBOOK



"The Land Use Element establishes the general policies for types and location of land uses throughout the city. The Zoning Ordinance implements these policies by establishing the legal parameters for the development of a parcel of land. The policies within the Land Use Element focus on three distinctive but interrelated levels: regional relationships, city relationships and local relationships."

-General Plan 2001



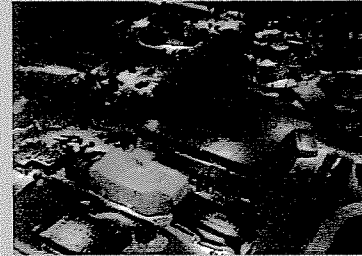
INTRODUCTION

PUD WORKBOOK



mid-1900's when a boom of development occurred in response to the return of servicemen from World War II. In 1971 the Urban Land Institute (ULI) published a guide titled "PUD- A Better Way for the Suburbs". The evolution of the PUD has taken many forms by different cities. Today, PUD zoning has progressed well beyond the original goal. It is used to address mixed use, pedestrian oriented developments, and redevelopment. Most importantly, cities utilize PUD zoning to achieve stronger and better development than that would be allowed under the conventional and often dated zoning districts. It is not a method to guarantee a property owner a more intense or higher use of a site. Moreover, it is used to ensure that projects will successfully achieve the more contemporary land use policies, achieve better context, and respond to today's planning needs. Scottsdale is facing that same challenge and therefore it is appropriate to explore the use of PUD zoning.

NOTES:



Scottsdale in Jell-O® by Liz Hickok



1. PUD DEFINITIONS

Planned Unit Development (PUD) Types

What is Planned Unit Development (PUD)? The PUD is typically a mixed use zoning that was conceived as an alternative to single-use development zoning districts. This type of development emerged in the Phoenix area after World War II, offering large-scale master planned communities developed as a single unit.

These original master planned communities included elements that were intended to allow residents to live, work, and play in one individual community. More suburban in their nature, the master planned community PUD's had their own enclaves of single-family, multi-family, office, commercial, and/or public uses.

PUD zoning is established through a rezoning or 'entitlement' process. As part of the PUD rezoning application, the developer asks the City Council to grant certain use and development standards. The PUD proposes a mix of uses and/or development standards that are usually limited in other zoning districts or not allowed as proposed in the PUD application. Examples of the request include a mixture of uses, greater density, reduced setbacks, greater building size, or other elements. These are proposed in exchange for developer provided public benefit including community open space, playgrounds, pedestrian routes throughout the community, boulevard style streets, specially designed sign programs, and/or landscape themes.

Characteristics of PUD

PUD takes many forms depending upon a property location and community character. Some of these forms might include:

- Rural. A PUD in a rural area might establish rural character by preserving open space with high visibility to public streets in combination with other characteristics.



"It is recognized that a proposed change of land uses within any given portion of the city may have a substantial impact upon the balance of land uses within the city as a whole. The General Plan Land Use Element was formulated and adopted with full consideration of the character and balance of land uses that are appropriate within all distinct areas of the city. Beyond this level of consideration, the plan considers the relationships between and among the various planning areas and studies that have helped to build the plan. This leads to a balance and pattern of land uses that reflects the community's values, aspirations and the city's stated mission."

-General Plan 2001

NOTES:



- Suburban. PUD infill development occurs with transitional density and buffered setbacks towards lower density or intensity neighboring properties and the establishment of on-site facilities for public use and off-site improvements that benefit both the new project and existing developments.
- Urban. In mature areas PUD may be similar to suburban PUD except that the intensity of development is greater for urban areas. In these areas PUD is typically used for small mixed use and infill sites. The most common need for urban PUD is how it addresses edge issues.

Other PUD Types

PUD zoning takes many forms and comes with a variety of different titles. All these districts intend to resolve issues for which traditional and special zoning districts fail. Traditional zoning consists of standard Zoning Ordinance allowed districts with use and development standards. Special districts, although similar to PUD, generally function to maintain an existing development pattern that is desirable or to encourage a development intensity/type. These districts are unique to an individual community or area of that community. Special districts identify specific uses and site development standards for that district. Some special districts provide specific design criteria to achieve an overall character for the development or area of the community.

There are two primary categories of PUD districts:

1. Conventional PUD, in which the development result is united in internal relationships. There is usually a minimum project size, master land use plan map, development standards for each use, and thematic elements such as signs, pavement patterns, and landscape palettes.
2. Contemporary PUD districts, in the order of their emergence are: Smart Growth, New Urbanism, and Form Based Codes.

PUD not only comes in different forms, but it also is referred to in different titles

PUD

PUC

PC

PRD

PCD

PTOD

NOTES:

2. SCOTTSDALE'S PUD DISTRICTS

Scottsdale's Conventional PUD Zoning

- Mixed use PCD (Planned Community District)
 - Development master planned in a single unit.
 - Includes master plans for streets, infrastructure, parks, etc.
 - Property size required at a minimum of 10 acres in designated redevelopment areas and in other areas a minimum of 160 acres.
- Mixed residential use PRD (Planned Residential Development)
 - Allows a variety of single-family residential uses.
 - Project maximum size of 320 acres.
 - Allowed density applied to the overall development site.
 - Developer provided improvements include natural feature preservation, common open space, innovative site planning, interior amenities, and trails.

Scottsdale's Special PUD District

- PBD (Planned Block Development)
 - Downtown PBD encourages large projects.
 - Requires larger parcel sizes of minimum 60,000 square feet for retail specialty areas and 100,000 square feet elsewhere.
 - Sets development standards including height, scale, density and design.
 - Allows floor area transfer between PBD parcels, accessory use modifications, and development standard modification (excluding height).
 - Criteria for developer contribution to public art.

PUD

WORKBOOK



"Character of Land Uses: A change in the planned land uses may have a substantial impact upon the city by transforming the character of the land uses within a given planning area. The character of the land uses may be indicated by the physical intensity of the use in terms of massing, height or relationships between uses; the blending of different types of uses and the patterns and scale inherent to each; or the relative amount, type and placement of open spaces. Significant changes in the established land use character will be considered in determining whether or not a proposal is a major amendment."

-General Plan 2001

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